

**MINUTES OF A MEETING OF THE  
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 6, 2009, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance: Chad Anderson      Chris Anderson      Torry Brean (Arr 7:30)  
Katherine L. Finley      Kathy S. Finley (Arr 7:35)      Dennis Grimes  
Bob Hailey      Eb Hogervorst      Kristi Mansolf  
Jim Piva      Dennis Sprong      Paul Stykel  
Richard Tomlinson

**RECEIVED**  
AUG 31 2009

Excused Absence: Matt Deskovick, Angus Tobiason

San Diego County  
DEPT. OF PLANNING & LAND USE

Chris Anderson, RCPG Chair, acted as the Chair of the meeting. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

**ITEM 1:      The Chair Called the Meeting to Order at 7:12 p.m.**

**ITEM 2:      Pledge of Allegiance**

**ITEM 3:      The Secretary Determined a Quorum was Present**

**ITEM 4:      LIST OF ABSENTEES FOR THIS MEETING. Determination of  
Excused and Unexcused Absences by the RCPG – Secretary Will Read Record  
Separately from the Minutes – Matt Deskovick and Angus Tobiason had excused  
absences.**

**ITEM 5:      Approval of Order of the Agenda (Action)**

**MOTION: TO MOVE THE LIBRARY PROJECT, ITEM 10-G-1, UP TO AFTER 9, AND  
TO MOVE THE MCSWAIN PROJECT, ITEM 10-B-2, TO THE END OF  
SUBCOMMITTEE REPORTS.**

Upon motion made by Kristi Mansolf and seconded by Dennis Sprong, the Motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Kathy S. Finley and Angus Tobiason absent.

**MOTION: TO APPROVE THE AGENDA AS MODIFIED.**

Upon motion made by Bob Hailey and seconded by Jim Piva, the Motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Kathy S. Finley and Angus Tobiason absent.

**ITEM 6:      ANNOUNCEMENTS & Correspondence Received (Chair)**

The Chair announced that the vacation of Montecito Rd. and the General Plan Amendment to amend the Circulation Element to remove Montecito Rd. through the Airport went to the Planning Commission and was approved. Directly prior to the meeting the County notified the RCPG that the evacuation route north of the spray fields can be used without impacts during an emergency for evacuation. Where Rangeland Rd. takes a turn right before the gate, there are 4 parcels to be added to the easement before this can be official. This will be a gated road through to the north of the

Town Center residents can use in the event of an evacuation if directed to it by fire and police, who will open it.

**ITEM 7: APPROVAL OF MINUTES 7-2-09 (Action)**

**MOTION: TO APPROVE THE MINUTES OF JULY 2, 2009, AS PRESENTED.**

Upon motion made by Bob Hailey and seconded by Richard Tomlinson, the Motion **passed 10-0-1-0-4**, with Dennis Grimes abstaining, and Torry Brean, Matt Deskovick, Kathy S. Finley and Angus Tobiason absent.

**ITEM 8: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized) – None**

**ITEM 9: Presentation by Doug Paul on the GP Update Economic Impacts and Other Concerns to the Rural Areas of the County**

Randy Lenac, President of Save Our Rural Economy (SORE), said SORE is concerned with the drastic downzones being proposed in east San Diego County. The County has great revisions in the GP Update. A lot of it is Smart Growth that mostly applies to rural areas but not east of the CWA line. SORE wants to see the 40, 80 and 160 lots east of the CWA line eliminated. They want to see an economically superior map. Mr. Lenac introduced Doug Paul of SORE.

Mr. Paul had a Powerpoint Presentation. San Diego County is one of the largest counties in the U.S., bigger than many states. There have been elections to deal with downzoning over the last several years, the last time being 2006. Lands that are now in the Multiple Rural Use Land Use Designation (18) are currently zoned for 1 house per 4, 8 and 20 acres. This will be replaced with 1 house per 20, 40 and 80 acres. The County is effectively putting a moratorium on the development of this land. This impacts the value of the land and affects the County taxpayers. Ramona straddles the CWA line.

Mr. Lenac said Ramona has both rural and urban areas. These changes will impact Ramona. Downzoning is not a good thing. SORE believes that school districts and health care fail in the rural areas. The members of SORE live in the rural areas. There must be some growth to prosper. They requested that the RCPG communicate with the County that they are not happy with the drastic downzones in the Draft EIR. The County has refused to do an economic study. A school/university is doing the study. They are looking forward to getting the data back. CEQA doesn't require economic impacts be addressed, so the County isn't addressing it. Letters should be sent to Devon Muto at DPLU on this issue.

The Chair said that the RCPG has an active GP Update subcommittee and will be making comments.

Mr. Lenac said that this will ultimately be decided by the 5 County Supervisors.

**ITEM 10: SUBCOMMITTEE REPORTS**

**10-G: CUDA (Brean)(Action Item)**

**10-G-1: Ramona Branch Library Project, Notice of Intent to Adopt A Mitigated Negative Declaration. Public Comment ends 8-17-09. Document can be viewed online at:**

[http://www.sdcountry.ca.gov/general\\_services/CEQA/CEQA.html](http://www.sdcountry.ca.gov/general_services/CEQA/CEQA.html)  
(w/T&T) (taken out of order)

Mr. Brean gave the CUDA Subcommittee report. There was a unanimous vote to approve the Mitigated Negative Declaration.

Mr. Piva gave the Transportation/Trails Subcommittee report. The Subcommittee approved the Mitigated Negative Declaration and looked at the traffic studies. There will be a library and a medical center across the street from each other. 13<sup>th</sup> St. going through will alleviate traffic. On the plans, the County is adding a space to accommodate the extension of B St., should it go through in the future.

The Chair said the Design Review Board didn't have a map and wanted to see the project.

Ms. Mansolf had photos of the eucalyptus trees on the site along Main St. They have grown fairly tall and are being watered and maintained.

The Chair said that 2 of the trees are marked as heritage trees.

Ms. Mansolf had a comment regarding retaining the trees to include in the Mitigated Negative Declaration, and made the following motion:

**MOTION: TO ACCEPT THE MITIGATED NEGATIVE DECLARATION AND INCLUDE THE FOLLOWING AS A COMMENT: IN CONNECTION WITH THIS PROJECT, THE RCPG RECOMMENDS THAT THE TREES IN PLACE ON THE CALTRANS RIGHT-OF-WAY ALONG MAIN STREET SHOULD NOT BE IMPACTED BY THE PROJECT. IF ANY IMPACTS TO THE TREES ARE NECESSARY TO THE CONSTRUCTION OF THE PROJECT, SUCH NECESSARY AND UNAVOIDABLE IMPACTS SHOULD BE KEPT TO A MINIMUM.**

(Discussion on the Motion)

Ms. Lynch, project planner, said there were no plans to remove any trees on Main St., nor is there any need to because there will be no access onto Main St. from the site.

(Voting)

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the Motion passed 13-0-0-0-2, with Matt Deskovick and Angus Tobiason absent.

**10-A: SOUTH (Hailey) (No Business)**

**10-B: WEST (Mansolf) (Action Items)**

**10-B-1: P09-010, Starvation Mountain Cell Site Proposal, at 16225 Highland Trails Dr., 35 foot faux Monopine and Associated Equipment (postponed until 9-3-09)**

**10-B-2: AD 09-032, McSwain Second Dwelling Unit at 1873 Whispering Sage Lane. 1267 Sq. Ft. Residence and 607 Sq. Ft. Garage (taken out of order)**

**10-B-3:AD 06-060, 18421 Rangeland Rd., Westphal Project to Include a New Barn (1,760 sq ft), Mare Motel (3,360 sq ft), Covered Round Pen (7,852 sq ft) and Roofing over Runs (1,152 sq ft)**

Ms. Mansolf gave the West Subcommittee report. Ms. Westphal was before the RCPG last year with a project that included a large covered arena. She withdrew her application and is now proposing a development area of about half the original size. The large covered arena is gone from the new plans. The barn shown on the map is allowed and is not part of the permit. Included in the permit are a hay storage area attached to the barn, a covered mare motel and a covered round pen.

The covered round pen will offer protection from the weather. There will be 4 horse stalls on each side of the mare motel. There is also the capacity to have 8 horses in the outside area. Ms. Westphal has 12 horses. She has a dumpster for manure which will be picked up twice a week. She'll have hay deliveries once a month. The hay and manure may come through on Rangeland, or the unnamed road to the south of the property may be used. The colors will be green and tan.

Concerns at the subcommittee from neighbors included the following:

- The size of the project is still a concern. It was requested the applicant story pole the project like they do at the beach so neighbors can get an idea of the size of the project.
- There are concerns over how the property could be used – that it could be used commercially – or how it would be maintained in the future. The neighbors are concerned that they may have to deal with code enforcement issues in the future.
- Too much development is being proposed.
- There are concerns about light spilling out from the covered round pen, which would be 26 feet at the pitch and 16 feet at the eaves.
- Highland Hills Estates has 90 parcels. Seventy have been built on. There are CC&R's and open space. The density proposed won't fit in with the area behind the gate.

Ms. Westphal had said story-poling did not seem unreasonable and she intended to have her own horses there. She doesn't intend to ride after dark. The property does not have the "O" animal designator on it.

The Subcommittee felt the project fit in with area, the community and the horsey atmosphere. There are many projects in Ramona that don't fit in with the character of an area. The motion was to approve the project as presented and to send comments.

Ms. Westphal said the project would be built in 2 stages. First there would be the 3,000 sq. ft. barn, which is allowed by right and not part of the administrative permit. Next the hay storage area will be added to the barn. There will be a covered area for a truck and a trailer. The plans are not official. The covered pen has been reduced in size from the one in previous plans. There will be a covered breezeway, and 8 stalls, face to face and covered in the middle. The square footage has been reduced to more than half of what was previously proposed. There will be landscaping around the buildings. Nothing specific has been decided yet. She is waiting to make plans once she gets the County plant list.

Two people registered opposition to the project that did not wish to speak. One person registered support and did not wish to speak.

Speaker: Mark Johnson, Ramona Resident

Mr. Johnson said most of the neighbors are opposed to the project. The applicant should have bought property in an area where the project would fit better. The development area is 1/3 the size of a football field. It will look like warehouses adjacent to the grasslands. The development won't blend with the Ramona Grasslands. A lot of people in the neighborhood have a few horses. People are concerned that the development will be for more than private use.

Speaker: Roger Heath, Ramona Resident

Mr. Heath said the first time he looked at the plans he thought too much development was proposed. Everyone else in the area has the additional development area the size of the barn, or 3,000 sq. ft.

Speaker: Greg Roberson, Ramona Resident

Mr. Roberson said the use is appropriate to the area. Similar properties with similar uses in Ramona are commercial. This is a zoning issue. There is an increase in scale over size for the area. The scale seems to be inappropriate. He would like to see the project story poled and left up so the neighbors can see it.

Speaker: Erna Adelson, Ramona Resident

Ms. Adelson said that reference was made to the open space preserve. Behind the gate, there are many mixed uses. Zoning is inconsistent. One neighbor built a metal building that doesn't fit into the area. The lighting is bad. This project is appropriate and in keeping with the neighborhood. Equestrians spends millions of dollars. A lot of money is spent in Ramona on the horse industry each year. This is a well thought out project.

Mr. Piva said that a major effort has been made to mitigate the project from the last time the RCPG had seen it. The development area has been reduced by half. He thought the last one looked more commercial. Now the project is a horse ranch and he thinks the size is reasonable. Ms. Westphal seems open to working with the neighbors.

The Chair said she was glad to hear that the applicant agreed to story pole the project. Then we can look at it and get an idea of the scope and scale of the project. She asked that Ms. Westphal let us know when the story poling was complete.

Mr. Sprong brought forward the following motion:

**MOTION: TO TABLE UNTIL THE NEXT MEETING AND REVIEW AFTER THE PROJECT HAS BEEN STORYPOLED.**

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the Motion **passed 11-2-0-0-2**, with Eb Hogervorts and Jim Piva voting no, and Matt Deskovick and Angus Tobiason absent.

**10-B-4:P09-011, 08-0094579, ER 09-09-005, Daniel's West Winery & Farmers' Market. Construction Activities Include Converting the Barn into a Winery And the Installation of a Water Tower, Sports Field, Walkways and Parking Areas. Sports Field to be Used as a Farmers' Market on Weekends.**

**17718 Hwy 67. Subject to Estate Development Area, Land Use Designation 17 for A70, Limited Ag Use (w/T&T)**

Ms. Mansolf gave the West Subcommittee Report. Sheryll Norris presented the project. The site is 4.78 acres. The existing Daniel's Market is not included in the Major Use Permit. The barn will be converted to a wine tasting room. A 10,000 sq. ft. soccer practice field for the Boys and Girls Club will be developed. There is no soccer field on the west side of town. There will be a farmers market. Vineyards will be planted throughout the site. Local wines will be promoted at the winery. There will be 102 parking spaces, signage and a water tower.

John Krizan said there are several live oaks on site that will be worked around. There will be canopy trees and windrows. An existing well will be used, not RMWD water. There will be a trellis on the side of the athletic field to shade parents and an additional staging area. The Department of Parks and Recreation want a pathway along the project on Hwy 67. There will be bioswales to capture the water onsite. David Ashley said there are 2 drainage swales, 1 at 25 cfs and 1 at 20 cfs. Both will be intercepted and there will be a riprap dissipater. Circulation within the project will be on permeable surfaces. The parking lot will be paved. There will be a detention basin.

There were questions on lighting as the area is dark at night. The sports field won't be lit. It won't be used at night or on the weekends. The sports field will have grass or artificial turf.

Mr. Vengler said the vineyard will be a demonstration vineyard. The farmers market hours will be around 9 to 1, or 8 to 12, or 10 to 2. The best time will be used. No farmers market has succeeded in Ramona. Farmers markets are a good place to buy and sell locally grown produce. For the winery, ABC rules apply and there will be zero tolerance. This is a wonderful project for Ramona. The athletic field will only be used for practice – there will be no games. At dusk, play will stop. This project will take traffic off of the streets that would be going to use these same services/facilities elsewhere. He wanted to have a park and ride at this site. He was told he couldn't get this without there being a bus stop there. Bottles of wine will be sold, and the wine tasting will be monitored.

Comments made at the West Subcommittee meeting:

- Traffic sight distance is a concern. The project should only be allowed for a right turn in and right turn out. Flashing lights before the project may alert people to slow down.
- A right turn acceleration lane out of the project may be good as cars go fast around the curve before the project.
- There were concerns with the neighbors in the area losing their peace and quiet. This is a quiet residential area.
- This is a great project in the wrong area. There is no space to widen the road.
- There are concerns about having more alcohol available on the site. The project should be in a commercial area and not in a residential area. There are many residences in close proximity to the project.
- It is hard to get in and out of the deli now with the traffic going so fast on the road.
- There is so much traffic in the morning and in the evening on Hwy 67.
- There are safety concerns with putting a pathway along Hwy 67.
- Various components of the project will be very close to some of the neighbors homes. There needs to be appropriate lighting and landscaping.

A petition with 43 signatures from neighbors to the project was turned in.

It was stated that Mr. Vengler takes care of his problems. If there are noise problems, he will take care of them. Traffic he has no control over. The right of way is there for 4 lanes.

The Subcommittee voted to approve the project and to send forward comments, letters and petitions, with 1 member voting no and 1 member abstaining.

Mr. Piva said the T&T Subcommittee approved the plan in concept, withholding final approval until CalTrans has the opportunity to address the road issues.

Ms. Norris is part of the project team. She said the site is zoned A70, limited agriculture. The Market is a non-conforming use, and will not be part of the proposed project. The Market now includes the restrooms and the barn. They are proposing to convert the barn into a winery, provide a farmers' market on the weekends, create a 10,000 sq. ft. soccer field and a grape vineyard.

Mr. Torma said the County has not looked at the traffic study they prepared. The applicant had only just received the July 30 letter from CalTrans. There is serious commuter congestion and concerns with site distance. There will be some improvements to benefit site distance. Trimming on a property to the east has already improved site distance.

Mr. Krizan said that for landscaping, poplar windrows are proposed for a visual and noise buffer. Water will be directed to vegetative bioswales.

Mr. Ashley said there will be 2 basins for drainage – 1 on the west side and 1 on the east side. Water will be directed to the north boundary to the earthen channel. A dissipater will be used so when the water exits the property it will be in a sheet flow as before. Paving will be limited on the site. Permeable materials will be used for surfacing except for the parking area. There are a handful of homes abutting the property.

Mr. Vengler said this is a great project and he has a great team. The 43 people who signed the petition have not come into the store to talk to him. He wants to be a good neighbor. He applauds anything that can be done for Hwy 67. He has the ability to pay back to the community. There will be no night lighting. This is a good area, coming into Ramona, to showcase Ramona wines.

The Vice Chair announced that there was 1 person in favor of the project who did not wish to speak.

Speaker: Carrie Krystoff, Ramona Resident

Ms. Krystoff lives down a dirt lane. She loves the deli and moved here in 1994. She commutes to Kearny Mesa to work and loves the peace and quiet. She doesn't think poplars will make a difference with her quiet enjoyment of her home.

Speaker: Charlotte Jones, Ramona Resident

Ms. Jones said Hwy 67 is a dangerous road. She has horses. She has seen more fatalities on Hwy 67 in the time she has lived there than when she lived in the east and in the United Kingdom. The project will be on a fast corner with a lot of traffic. She can't see an engineer being able to fix it. As far as the sports field, there are great soccer fields to the east. We also have Dos Picos Park which is huge. Traffic is bad already at 4, and this is when soccer field is being proposed to be

used. Ms. Jones asked why 100 parking spaces are needed. She doesn't see this as the best, safest location for this project.

Speaker: Maria Perez-Machado, Ramona Resident

Ms. Perez said that she lives immediately adjacent to the site. She gathered the 43 signatures from neighbors opposed to the project. She has read CalTrans recommendations. For 55 mph, the site distance required is 605 feet and the frontage 357 feet. The site has less than 500 feet of site distance to the west and the east, and 350 feet of frontage. Large trucks make deliveries. There is the need for truck storage and a right turn lane. With the sports field, vehicles will be turning in and some won't make it and stack up. Something will be going on everyday at the site. She invited the RCPG to her house and the project area.

Speaker: Hugo Bonilla, Ramona Resident.

Mr. Bonilla will be unfortunately close to the project. It will be even more difficult getting to his house with traffic. CalTrans will widen the road which will hurt the project. 43 people signed a petition. Other neighbors have 2 and 3 acre lots. At the West Subcommittee, 1 member abstained and 1 voted no. The motion passed. Two of the members were friends of the owner. He doesn't think this is fair. He is opposed to the project and treasures peace.

Speaker: Ellen Magana

Ms. Magana said her living room is on the other side of the barn. She thinks the project is great. From 4 to 6 p.m. it is impossible to get in or out, to and from Hwy 67 – traffic is awful. She has concerns with kids on bikes. Now there are 3 cows where the soccer field will be. They will disappear.

Speaker: Richard McLellan, Ramona Resident

Mr. McLellan lives on Rangeland Rd. He is a vineyard owner and president of the Vineyard Association. He is concerned with wineries and agriculture in Ramona. Grapes are suited to Ramona and they are low maintenance. He uses sulfur 3 or 4 times a year. This is an ambitious project and Hwy 67 is very busy. Alcohol is widely available in Ramona. Selling liquor has to do with responsibility. Ramona needs agriculture. Grapes are a lighter use than many other types of ag uses.

Speaker: John Schwaesdale, Ramona Resident

Mr. Schwaesdale got a major use permit for a winery across the Hwy in 1995 or 1996. He lives on a private road with 18 people on it. His neighbors support his wine tasting room. If there is a wooden fence built, the soccer field will be less obtrusive. He thinks the project is great.

Speaker: Bill Schweitzer, Ramona Resident

Mr. Schweitzer is a great farmer. As concerns Dan Vengler, he will put something on the front doorstep of Ramona that is worth being there.

Mr. Vengler responded to comments. He doesn't have to do the sports field, but Ramona needs it. He pulls out of the store 4 times a day. People let people in onto the highway when the traffic is backed up.



Ms. Norris said that the hours of operation for the soccer field will be 4 to 8, so people will be there at 3:30. They will be leaving after 8 and not affect traffic.

Mr. Krizan said the parking is required by the County as is landscaping. There will be 3 acres of vineyards on site. The windrows will provide a solid vegetative screen.

The Chair said she felt it is best not to approve the project at this early stage. We are not at the level to approve the project. Next comes the scoping phase, then we will see the project again and look at adjustments. It is too soon for approval or denial. First concerns need to be dealt with.

Mr. Anderson said the barn was an auction barn. A grass field lets kids stretch their legs. He would like to see the project move forward.

Mr. Grimes said Mr. Vengler is a class act and a nucleus for the wine industry and wine tourism. There will be 10 visitors on the weekends. There will be no planned events.

Mr. Brean said he has been a fan of the winery movement. This is the economic future for Ramona and will keep Ramona rural. If someone buys a house next to vacant land, the land will be built. He feels this is a very good project.

Ms. Mansolf applauds the wine industry in Ramona for finding a way to keep Ramona rural in the future and for keeping agriculture viable in Ramona. In the past there was the complaint when someone had vacant land they couldn't make anything off of farming and it was better economically to develop it. With growing grapes, making wine has become a cooperative venture between neighbors because you can grow grapes on any size lot and still see some sort of profit. Ms. Mansolf took visiting relatives to Mr. Schwaesdale's wine tasting room and they enjoyed the whole experience of the space he had created. A precedent has been set for having a winery in the area with the Schwaesdale Winery being across the street.

Mr. Sprong said he could live next to the proposed development.

Mr. Piva said Mr. Vengler won't develop something that is not in keeping with the community. Mr. Vengler is open to work with CalTrans to address traffic issues.

Mr. Hogervorst said the project was great and wished Mr. Vengler luck.

Mr. Stykel said that it was good to see larger projects moving forward.

Ms. Kathy S. Finley thanked Mr. Vengler for being thorough and for being willing to make adjustments. The Hwy 67 issues will always be there. Regardless of fixing the road, there will still be drunk drivers. Ms. Finley asked if there would be a van for the soccer field or would parents be driving?

Mr. Vengler said he approached the Boys and Girls Club. They aren't able to provide a bus. They are glad to have an area for soccer practice. People have told him they won't drive to the east side of town due to traffic. They want something on this side of town.

Ms. Katherine L. Finley remembered the concerns with Pastor Luauna's major use permit expansion several years ago, after she bought the old Red Rooster Inn. Wineries are quiet. CalTrans may make the curve better.

Mr. Tomlinson said anything to showcase Ramona wines is good. He doesn't think CalTrans or the County will approve the project. The applicant may not be able to get adequate site distance.

**MOTION: TO SEND COMMENTS.**

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion passed 13-0-0-0-0, with Matt Deskovick and Angus Tobiason absent.

**10-B-5: P87-028W1, Highland Valley Ranch, Modification of an Existing Major Use Permit to Expand an Adult Care Facility from 16 Residents to 52 Residents, and to Add 23,252 Sq Ft to the Facility. Callen, Representative. Environmental Document. Available at: [http://www.sdcounty.ca.gov/dplu/cega\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/cega_public_review.html) Public Review Ends 8-31-09 (w/T&T)**

Ms. Mansolf gave the West Subcommittee report. The project review is for the environmental document, a mitigated negative declaration. Comments should be directed to the adequacy of the environmental document. Mr. Mark Thompson of TRS Consultants presented the project, which is a modification to an existing Major Use Permit. The site is about 25 acres. 16 patients can live at the residence facility now. They are adding 4 buildings, a 2-story gym and a wastewater package treatment plant. The package treatment will be permitted by the RWQCB. Treatment will be to a tertiary level. There will be a circle of trees around the gym and also around the package treatment plant. Water for the landscaping will be treated water from the package treatment plant. They are adding 117 ADT's. The centerline of the road will be moved 12 feet in and the main entrance moved 150 feet to the north. Mr. Glen Smith, a case manager at the site, said that many of the people at the facility were injured in the line of duty. This includes firefighters and soldiers. The place is safe and has been very successful. It is governed by the State of California for licensing, and has a good record.

Some of the comments from the neighbors who attended the meeting:

- They can hear patients yelling and screaming. There are palm trees along the road, which don't really shield out the noise of the patients. There needs to be better management of the 16 patients already allowed at the facility before the owner can expand further. Patients sometimes get out and are brought back by the neighbors.
- The alarm system hasn't worked or been maintained for the project site.
- The facility will continue to grow. There were only to be 6 patients, then the number permitted went to 16. Now they are asking for 52. What next? The owner is sequentially, expanding the use.
- This is a commercial, hospital endeavor in a residential, agricultural neighborhood.
- There are concerns with the wastewater package treatment plant and the holding pond. The package treatment plant won't remove pharmaceutical wastes. There are concerns the pharmaceutical wastes will leach into the groundwater. There is high groundwater in the area and the neighbors are on groundwater. In the winter rains, runoff from the site spills onto the neighboring properties.
- Mt. Woodson had a package treatment and it failed. The RMWD had to take over. There are concerns over the potential for odors, flies and mosquitoes from the holding pond. Who will run the facility? Will it be a 3<sup>rd</sup> party contractor? How often will solids be trucked off?

- Highland Valley Rd. is an alternate route for Hwy 67 when there are accidents on Hwy 67 and during fires. There will be increased traffic from workers, therapists, visitors and deliveries, fire personnel and ambulances. There were 5 visits this year from the fire department. When the fire department comes, they don't bring just one truck and they have to wait on the road for access as the gate is always closed. The entry way should be set back 40 feet to allow for trucks.
- This is a fire prone area. There are concerns about residents being able to evacuate safely.
- What purpose does the southern perimeter dirt road serve? When the patients get out, they go to neighboring properties. It was suggested the gate on the southern perimeter dirt road be removed and a fence be put in. If the easement road to the south of the property is to be used, it should be paved. It was suggested that if a road is put in north of the road to the south, they can get rid of the gate and put a fence along the road.
- Highland Valley Rd. is a scenic road. How will this be impacted by the 30 foot tall gym? The neighbors will have to look at this. What about lighting? A lighting plan was requested.
- The neighbors have been given promises for stuff never done.
- As far as landscaping, bougainvillea doesn't survive in this area due to frost and heat. It is reported that landscaping there now is not maintained.
- One neighbor would like to see the rail fence portions of the fence removed and replaced with chain link to provide better security.
- Loss of agriculture is mentioned in the MND (and there is considered to be no loss), but this area is Ag 20 where the judgment for GPA 96-03, the Ag Element Lawsuit that began in about 1996 and was settled and became law in San Diego County in 2002, determined that development would be 1 dwelling unit per 10 acres specifically in this area. The project expansion is not consistent with this judgment. The approximate acreage of the site is 25 acres, which would subdivide into 2 lots. Development and density proposed far exceeds these limits
- There are concerns that if there are vets at the facility, they are trained killers who may be unaware of their actions. One neighboring resident didn't want trained killers around his family.

Mr. Smith responded that there are background checks on everyone. There are no trained killers taken into the facility. There are several levels of screening. They have to be accountable to licensing. Records are looked at if patients are coming from the military, and also from before going into the military. This is true of patients coming from other backgrounds. They have an evacuation plan and they practice it. There will be enough buses onsite at any time to evacuate all patients.

Mr. Thompson said there were 3 ambulance calls in 8 months. Landscaping will be used to minimize impacts to the scenic road. The holding pond is designed to hold up to 84 days of water in rainy weather if it is not needed for landscaping. Mr. Thompson said that everything will go through the main entrance. The south road to the gate will only be used in an evacuation. Mr. Thompson said there will be a bioswale to Highland Rd. Mr. Thompson said the package treatment must be certified. All power will be backed up by a generator.

There was a discussion on where the 4 hydrants would be, hammerhead turnarounds and if there would be a cul de sac. The state fire code is for 2,500 gpm. If 3 hydrants are open at one time, water pressure could be lowered. Ms. Mansolf presented the West Subcommittee's 3 motions on the project: 1) All the conditions and requirements (as amended) in this major use permit shall be fully inspected and approved prior to the final for construction and the occupancy permit being issued. Areas of concern include hydrology (off site drainage), groundwater contamination,

package treatment plant, lighting plan, fire department requirements as presented be met, a decision on the south side perimeter access road (gate vs. fence) be addressed, fix the fence so it is secure – recommend the height of the fence be 6 feet above grade, landscaping be planted and maintained, and the gym (at 30 feet) be adequately screened with landscaping. 2) To send comments on the mitigated negative declaration (to include all presented). The mitigated negative declaration is not adequate. There will be an unmitigable intrusion on the character of the neighborhood. 3) To reject the mitigated negative declaration as being inadequate due to the aforementioned comments. All motions passed.

Mr. Piva gave the Transportation/Trails Subcommittee report. No effort has been made to mitigate the neighbor's concerns or the project wouldn't be a problem. T&T made a motion to give the project a 'thumbs down' due to design flaws and request the following: 1) recess the gates at all entrances; 2) pave and provide a gate at the secondary access with appropriate treatment of grading, runoff/drainage, etc., involved with the newly paved road; and 3) provide Highland Valley Rd. a center turn lane or turn pocket. The motion passed.

Mark Thompson, project representative, said there are 3 changes proposed: 1) the gate will be moved in 12 feet; 2) the cul-de-sac to the south will be removed; 3) there will be internal circulation with one way out. The gym will be 30 feet at the peak and 20 feet at the eaves. The gym will be 800 feet from Highland Valley Rd. The package treatment plant and storage pond will be landscaped. Drainage is west to east. They will install grassy swales to direct the flow to Highland Valley Rd. There will be other swales to the south and small detention basins.

Speaker: Lisa Le Fors, Ramona Resident

Ms. Le Fors is a direct neighbor to the project. She asked the RCPG deny the expansion due to the development being inappropriate to the area. There will be increased traffic deliveries and frequent visits from health care personnel. She worries the patients will be loaded into a bus during a fire and have to turn back because of lack of information about road closures. FEMA says this is a fire prone area and the patients in the facility are fragile. There is another similar facility across the street that Mr. O'Connors owns. This one is not part of the expansion but it is still a part of the larger facility that is being expanded.

Speaker: Jack Allen, Ramona Resident

Mr. Allen said the property was a turkey farm. Then it became a home. The RCPG at the time said "no," but a major use permit was needed and they got it through. An agricultural zone has been changed into a commercial zone. Highland Valley Rd. is not set up for major traffic. The package treatment plant runoff will end up in Lake Ramona. What is the purpose of zoning if it is not enforced?

Speaker: Sally Kloman, Ramona Resident

Ms. Kloman said the facility is much needed. Sixteen to 52 may not seem like much of an increase. The caretakers put the patients along the fence in wheelchairs and they scream all day. There is 1 guy who hangs on the fence and screams for hours. She asked if people would like to live next to this type of setting? Now they are asking to put in a gym, an auditorium and lighting, plus more apartments. This is a very lucrative, commercial business. Sewage leaks from the leach lines into the street now. She has concerns with the package treatment plant.

Speaker: Johnny Romine, Ramona Resident

Mr. Romine lives on the south side of the project and fronts Highland Valley Rd. Mr. O'Connor warehouses people. He is not a member of the community. In the paper it shows people working there get \$8.50 per hour. This facility has destroyed the peace and tranquility over the years. Mr. Romine built his house before the facility was there. His neighbor, Ms. Whitcomb, sold to Neurocare. They were assured the facility would not grow.

Speaker: Sandy Salvatore, Ramona Resident

Ms. Salvatore is a 32 year resident. Originally the project was 6 beds, then it was 8. 52 beds is not residential. They are increasing the scope and scale of the project by more than 200 percent. This is an ag area with 10 acre minimum size lots. This is a commercial venture. Zoning prohibits just what the applicant is doing. There are concerns with lighting and noise. Millions of doses of drugs make their way into the environment. This may not hurt now, but over time the impacts will be cumulative.

Speaker: Sandhya Anand, Ramona Resident

Ms. Anand does psychological work with neuro patients. She asked that the proposed expansion be denied. She is shocked the facility went from 6 to 16. These patients are medically limited and need 1 on 1 supervision. She feels this is a zoning situation in an agricultural zone. There is no hospital facility within 25 miles. With 52 patients, the facility will be like a hospital. She asked the project expansion be denied.

Speaker: Frank Keane, Ramona Resident

Mr. Keane is speaking in favor of the project. None of the patients are criminals. There has never been an accident in 22 years – not to staff or residents. During the fires of 2007, everyone got out safely in a well planned evacuation. They are a major employer in Ramona. There are 15 employees. They spend money in Ramona. The facility is trying to help people with head injuries. Mr. Keane is a Vietnam vet. He had combat training and has a family.

Mr. Smith is a case worker at Highland Valley Ranch. He thought of all of the comments about the dangers of the patients at Highland Valley Ranch – he goes whitewater rafting with the patients and his children every year. The neighbors don't want the facility there, but it is there. The facility has a great reputation. They want just the right people to work at the facility. Many are hired that live in Ramona. They train the staff 3 times more than most similar places. That is where the money goes – they have a high staffing ratio. He is aware of the one patient that walks the fence yelling. That patient's therapy is to walk the fence.

Don Bunce is part of the project team and has knowledge of the package treatment plant. The package treatment plant and holding pond for the treated effluent will help with sewage on Title 22 water.

Arnold Torma, also part of the project team, talked about having a storage lane off Highland Valley Rd. He said the road was a low volume type of road.

Katherine L. Finley said that the area is a nice area of Ramona and the property is a visual property. With a major use permit, it is not supposed to get larger. Once holders of major use permits get their foot in the door, they ask to expand. The facility should be in line with the area. This

expansion is commercial. Maybe it would fit in the desert. The project is big enough now it should be on sewer.

Kathy S. Finley said the last time this project was before the RCPG, there was discussion about how patients were coming out of the contained area. If it is 16 now and they want to expand to 52, this hasn't been addressed.

Mr. Thompson said the staff will deal with the patients. There is a ratio of 2:1, staff to patients. The project will be fenced entirely with chain link which will help with security. The subcommittee identified that there were gaps in the fence that can be repaired. They can increase the size of the fencing.

Ms. Kathy S. Finley asked where the patients would be if there were no facilities of this type to house them?

Mr. Keane said they could be in jails, family homes, medical facilities or be homeless.

Mr. Stykel doesn't think the expansion is a good fit for this area. It is a commercial venture in an ag zone.

Mr. Piva said they do wonderful work at the facility. We represent the community. Neighbors speak against the project – none are for the project. There has to be continuity.

The Chair said that package treatment plans are prohibited in the Community Plan and prohibited in the Community in the future. As far as aesthetics, the scope and scale of the project is excessive for the area with the gym and the outbuildings. We need more information on if the drugs get into the groundwater. Our purview is land use and planning. This expansion is not a compatible use for the area. The site doesn't perc. They may have to reserve an area for open space for the effluent. As far as Transportation/Traffic – Highland Valley Rd. is a rural collector. It is an exit out of town in a fire or when there is an accident. Using the treated wastewater for landscaping will put the biohazardous waste that does not go out with tertiary treatment into the groundwater. She asked about lighting?

Mr. Thompson said there will be 6 lights around the central building. Lighting will be for security and safety.

The Chair asked them to look at the Design Review Guidelines for lighting.

Mr. Brean said he doesn't support the idea of the package treatment plant. The expansion is incompatible and runs contrary with the zoning.

Mr. Grimes said there are concerns with aesthetics and also with noise. Noise hasn't been addressed adequately. There is industrial noise and vibrations. The project is out of character with the area. The expansion needs to stop now. We need to take a position and say no.

Mr. Hailey said that the scope and scale proposed are greater than whatever has been done there before.

**MOTION: TO REJECT THE MITIGATED NEGATIVE DECLARATION DUE TO CONCERNS WITH AESTHETICS, HYDROLOGY AND WATER QUALITY ISSUES, LAND USE AND PLANNING ISSUES, AND TRANSPORTATION AND TRAFFIC ISSUES**

**AS STATED IN THE FOLLOWING COMMENTS SUBMITTED (SEE ATTACHED). DUE TO THE IMPACTS ASSOCIATED WITH THE PROJECT EXPANSION, WE FEEL AN EIR SHOULD BE REQUIRED.**

Upon motion made by Dennis Sprong and seconded by Chad Anderson, the Motion passed 13-0-0-0-2, with Matt Deskovick and Angus Tobiason absent.

**MOTION TO EXTEND THE MEETING TO 11:30 (AT 11:00).**

Upon motion made by Bob Hailey and seconded by Chad Anderson, the Motion passed 13-0-0-0-2, with Matt Deskovick and Angus Tobiason absent.

**10-B-6: Draft EIR Tiered Winery Zoning Ordinance Amendment, POD 08-012, LOG NO. 08-00-004; SCH NO. 2008101047. Available at: <http://www.sdcounty.ca.gov/dplu/ceqa/POD08012-DEIR.html> Public Review Ends 8-31-09**

Speaker: Carolyn Harris, Ramona Resident

Ms. Harris said that in the past, a major use permit has been required to sell wine at the site where it was grown. There has been an effort to change the San Diego County winery ordinance. Wine production has a positive impact on the economy. The Board of Supervisors agree, but there was a legal challenge to the Board of Supervisors if the draft winery ordinance amendment was adopted without an EIR. The Draft EIR is available for public review. It may require modification after the public review period has ended. The ordinance will enable the smallest wineries to be able to sell their wines in an ag zone. The Draft EIR has to address all potential impacts.

Mr. Sprong said the Draft EIR was over 500 pages. He recommended reading the 30 page summary.

Mr. Grimes said the ordinance has tiers: wholesale, boutique, small winery and major use permit. The ordinance allows small wineries to have a tasting room without extra permitting and cost.

**10-B-2: AD 09-032, McSwain Second Dwelling Unit at 1873 Whispering Sage Lane. 1267 Sq. Ft. Residence and 607 Sq. Ft. Garage (taken out of order)**

Ms. Mansolf reported that Steve Powell, Mr. McSwain's representative, is on vacation. He asked that the project be reviewed in his absence. The project is located in the East. Mr. McSwain wants to build a house for his parents. Due to the inside sq. ftg. (1,196 sq. ft.) of the proposed 2<sup>nd</sup> dwelling unit exceeding the 30% maximum of the main house sq. ftg. (2,952 sq. ft.) and the garage exceeding the 480 sq. ft. limitation, an Administrative Permit is required. The existing garage is about 900 sq. ft., and the second garage will be about 600 sq. ft. and attached to the second dwelling unit. The second dwelling unit is 2 bedroom, 2 bath with a living room, dining room, laundry room and kitchen.

The West Subcommittee had no concerns about the project.

**MOTION: TO APPROVE THE SECOND DWELLING UNIT PROJECT AS PRESENTED.**

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion passed 13-0-0-2 with 2 members absent.

**10-B-7:County DPLU Water Conservation Landscape Design Manual (POD 08-016)**

Available at:

[http://www.sdcounty.ca.gov/dplu/advance/docs/draft\\_landscape\\_071509.pdf](http://www.sdcounty.ca.gov/dplu/advance/docs/draft_landscape_071509.pdf)

Public Review Ends 8-17-09

Ms. Mansolf announced the County DPLU Water Conservation Landscape Design Manual is the companion to the recent County Draft Landscape Ordinance and is out for public review. The State has not adopted their Draft Landscape Ordinance yet. The County will not adopt the County Ordinance until the State adopts the State Ordinance.

**10-C: EAST (Kathy S. Finley)(No Business)**

**10-D: PARKS (Tomlinson) (Action Item)**

**10-D-1:PLDO Project – Lighting at Pony Baseball Field. Consideration of Placement on Ramona PLDO Project List *Project to be Heard 9-3-09***

**10-E: AHOPE (Grimes) (No Business)**

**10-F: GP Update Plan (Anderson) (Action Item)**

**10-F-1: GP Update, Ramona Community Plan Document. Staff Recommendations and Policies (w/T&T)**

The Chair said she is planning on having a GP Update Subcommittee meeting and an RCPG meeting to discuss the GP Update Draft EIR prior to the deadline of August 31.

**10-G: CUDA (Brean)(Action Item)**

**10-G-1:Ramona Branch Library Project, Notice of Intent to Adopt A Mitigated Negative Declaration. Public Comment ends 8-17-09. Document can be viewed online at:**

[http://www.sdcounty.ca.gov/general\\_services/CEQA/CEQA.html](http://www.sdcounty.ca.gov/general_services/CEQA/CEQA.html)

**(w/T&T) (taken out of order after Item 9)**

**10-H: Transportation/Trails (Piva)(Action Items)**

**10-H-1:Ramona Branch Library Project, Notice of Intent to Adopt A Mitigated Negative Declaration. Public Comment ends 8-17-09. Document can be viewed online at:**

[http://www.sdcounty.ca.gov/general\\_services/CEQA/CEQA.html](http://www.sdcounty.ca.gov/general_services/CEQA/CEQA.html)

**(w/CUDA)**

**10-H-2:P09-011, 08-0094579, ER 09-09-005, Daniel's West Winery & Farmers' Market. Construction Activities Include Converting the Barn into a Winery And the Installation of a Water Tower, Sports Field, Walkways and Parking Areas. Sports Field to be Used as a Farmers' Market on Weekends. 17718 Hwy 67. Subject to Estate Development Area, Land Use Designation 17 for A70, Limited Ag Use (w/West)**

**10-H-3:P87-028W1, Highland Valley Ranch, Modification of an Existing Major Use**



**Permit to Expand an Adult Care Facility from 16 Residents to 52 Residents, and to Add 23,252 Sq Ft to the Facility. Callen, Representative. Environmental Document. Available at: [http://www.sdcountry.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html) Public Review Ends 8-31-09 (w/West)**

**10-H-4:GP Update, Ramona Community Plan Document. Staff Recommendations and Policies, Circulation and Mobility (w/GP Update)**

**10-H-5:Olive St. Speed Limit Review. Consideration of Having a Formal Speed Limit Review at Hwy 78 and Olive St. Traffic Signal has been in Operation for 1 Year. (TAC Item)**

Mr. Piva said the Subcommittee felt all changes were working well and no further work needed to be done at either location.

**MOTION: OLIVE STREET IS WORKING WELL AFTER THE INSTALLATION OF THE TRAFFIC LIGHT. WE DO NOT RECOMMEND A FORMAL SPEED LIMIT REVIEW.**

**LA BREA STREET AND DAY STREET INTERSECTION IMPROVEMENTS ARE WORKING WELL. WE RECOMMEND NO FURTHER ACTION BE TAKEN.**

Upon motion made by Jim Piva and seconded by Dennis Sprong, the Motion passed 13-0-0-0-2, with Matt Deskovick and Angus Tobiason absent.

**10-H-6:La Brea St. and Day St. – Evaluation of Improved Intersection Operating Conditions, which were Installed 1 Year Ago. (TAC Item) – (addressed with Item 10-H-5, above)**

**10-H-7:County Public Road Standards – Not Addressed**

**10-H-8:Status of Ad Hoc Committee to Meet with SDG&E Representatives Regarding SDG&E Power Poles in the Road Right of Way – Not Addressed**

**10-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board – Included as part of other Subcommittee reports.**

**10-J: TOWN CENTER COMMITTEE (Brean, Stykel) Update on Town Center Committee Meetings – Report to RCPG**

Mr. Stykel said there would be an upcoming workshop for Ramona Village Design that would be open to the public. Howard Blackson would be leading the workshop which would be a 3 day event. There have been some good ideas on Paseo and from 10<sup>th</sup> to Pala – the midsection.

**ITEM 11: OTHER BUSINESS (Chair) – None**

**ITEM 12: ADMINISTRATIVE MATTERS (Chair)**

**A. Names Submitted for New Subcommittee Members (Action) – None**

**B. Agenda Requests – None**

- C. Concerns of Members – None**
- D. RCPG Member Meeting Attendance – Concerns Over Members on the Group that do not Fulfill their Duty to Ramona to Attend the Meetings (whole or in part) and the Consequences of their Actions**

The Chair said there are ways to remove people from the RCPG and there are limits in Policy I-1 and the RCPG Standing Rules for absences. She recommends that people call herself or the Secretary before the meeting if they know they will be missing it. Absences will not be excused otherwise. She asked the minutes reflect excused and unexcused absences. She would like a tally of all absences starting in January for new members and going back a year for old members.

**ITEM 13: ADJOURNMENT – 11:30**

Respectfully submitted,

Kristi Mansolf